



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Set the Public Hearing for August 30, 2006 for City Council Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Route 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant; San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01)

MEETING DATE: August 16, 2006

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Set the Public Hearing for August 30, 2006 for City Council Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Highway 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant; San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01)

BACKGROUND INFORMATION: The proposed Blue Shield/Reynolds Ranch project would permit the development of a mixed-use project at the south west corner of the intersection of Harney Lane and State Route 99. A total of 350,00 square feet of commercial uses on 40 acres are proposed along with a 200,00 square foot Blue Shield office building on 20 acres. Additional development on the 220 acre project site includes residential uses (1084 dwelling units at various densities), public park, K-8 public school, a fire station, self storage facility, detention basins, trails and an open space network. To implement the proposed project, the City Council must consider: Certification of an Environmental Impact Report (EIR); a General Plan Amendment; a Zone Change; and Annexation to the City of Lodi. Also before the Council is approval of a Development Agreement for the project.

FISCAL IMPACT: None

FUNDING AVAILABLE: Not Applicable



Randy Hatch
Community Development Director

cc: City Attorney

APPROVED: 

Blair King, City Manager



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

SUBJECT: Notice of Public Hearing on August 30, 2006, Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Route 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant; San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01)

LEGAL AD

PUBLISH DATE: SATURDAY, August 19, 2006


TEAR SHEETS WANTED: Three (3) please

SEND AFFIDAVIT AND BILL TO: JENNIFER M. PERRIN, INTERIM CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, August 17, 2006

ORDERED BY: JENNIFER M. PERRIN
INTERIM CITY CLERK

JENNIFER M. PERRIN, CMC
INTERIM CITY CLERK


DANA R. CHAPMAN
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS DIANE Faxed to the Sentinel at 369-1084 at 4:15 PM (time) on 8/17/06 (date) 2 (pages)
Phoned to confirm receipt of all pages at 9:14 (time) JLT DRC JMP (initials)



DECLARATION OF POSTING

Notice of Public Hearing on August 30, 2006, Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Route 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant; San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01)

On Friday, August 18, 2006, in the City of Lodi, San Joaquin County, California, Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Route 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant: San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01) was posted at the following locations:

Lodi Public Library
Lodi City Clerk's Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 18, 2006, at Lodi, California.

ORDERED BY:

JENNIFER M. PERRIN
INTERIM CITY CLERK

JENNIFER M. PERRIN, CMC
INTERIM CITY CLERK

A handwritten signature in dark ink, appearing to read "Dana R. Chapman", written over a horizontal line.

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK



DECLARATION OF MAILING

Notice of Public Hearing on August 30, 2006, Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Route 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant; San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01)

On August 18, 2006, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing Notice of Public Hearing for August 30, 2006,. The mailing list for said matter is attached hereto, marked Exhibit A.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 18 2006, at Lodi, California.

ORDERED BY:

JENNIFER M. PERRIN
INTERIM CITY CLERK, CITY OF LODI

ORDERED BY:

JENNIFER M. PERRIN, CMC
INTERIM CITY CLERK

A handwritten signature in dark ink, appearing to read "Dana R. Chapman", is written over a horizontal line.

DANA R. CHAPMAN
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC
DEPUTY CITY CLERK



CITY OF LODI
Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: August 30, 2006

Time: 6:30 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin
Interim City Clerk
Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING


NOTICE IS HEREBY GIVEN that on **Wednesday, August 30, 2006**, at the hour of 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

- a) Certification of an Environmental Impact Report (EIR) and approval of General Plan Amendment, Zone Change, Development Agreement, and Annexation to allow development of a single tenant office building (approximately 200,000 sq ft) on 20 acres, general retail commercial uses on 40 acres, 1,084 dwelling units of various densities, and associated public and quasi-public facilities (Reynolds Ranch Project) on a total of 220 acres located on the south side of Harney Lane between State Route 99 and the Union Pacific Railroad (UPRR) to the west. (Applicant: San Joaquin Valley Land Company, File #'s 06-GM-01, 06-EIR-01, 06-AX-01)

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2nd Floor, Lodi, 95240 at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:


Jennifer M. Perrin
Interim City Clerk

Dated: August 16, 2006

Approved as to form:



D. Stephen Schwabauer
City Attorney